

**RECOMMENDED REASONS FOR REFUSAL**

1. The proposed site lies within the functional floodplain for the River Trent (Flood Zone 3b) and the Planning Practice Guidance (Table 2 – Flood Risk and Coastal change) advises that only water compatible uses and essential infrastructure are potentially appropriate in flood zone 3b and that all other development categories should not be permitted. Annex 3 of the National Planning Policy Framework advises that waste management facilities dealing with non-hazardous or hazardous wastes, are considered ‘less vulnerable’ or ‘more vulnerable’ respectively, with the consequence that such uses of land are in principle incompatible and not appropriate to areas at the highest level of flood risk. The application also fails the sequential test as other more sequentially appropriate locations are considered to be available in the Newark area to which the proposed development should be directed, including vacant industrial land and sites allocated in the Newark and Sherwood Local Development Framework. The application is therefore contrary to Policies WCS8 and WCS14 of the Nottinghamshire and Nottingham Waste Core Strategy, saved Waste Local Plan Policy W3.5, Newark and Sherwood Amended Core Strategy Core Policy 10, Policy DM5 of the Newark and Sherwood Allocations and Development Management Policies Development Plan Document and chapter 14 of the National Planning Policy Framework (particularly paragraphs 159 and 162) as guided by the Planning Practice Guidance (Table 2 – Flood Risk and Coastal change paragraph 079. Ref ID: 7-079-20220825. Revision date: 25/08/2022).
2. The site lies outside of the defined Newark urban area, within the countryside for planning purposes. Extensions to existing waste management facilities can be supported by Waste Core Strategy Policy WCS8 and proportionate expansions to rural businesses may be appropriate under Newark and Sherwood Policy DM8. However the context for Policy WCS8 makes clear that extensions to existing waste management facilities will not always be appropriate or sustainable. The incompatibility with the high level of flood risk is pertinent in this respect. Waste Core Strategy Policies WCS4 and WCS7 also do not support this proposed type of waste management development in a countryside location. All material considerations having been considered, the benefits which would arise are not considered to outweigh the Development Plan strategy. The application proposal is considered contrary to Policies WCS4, WCS7 (and WCS8) of the Nottinghamshire and Nottingham Waste Core Strategy, Core Policy 3 of the Newark and Sherwood Amended Core Strategy, and Policy DM8 of the Newark and Sherwood Allocations and Development Management Policies Development Plan Document. It is further considered unsustainable development against Waste Core Strategy Policy WCS1 and contrary to the Development Plan read as a whole.